

EXHIBIT A

**PARCEL 198-T
0.019 ACRE (OR 847.15 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
CONSTRUCT ONE DRIVEWAY AND TO PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Clinton Township, being in Quarter Township 4, Township 1, Range 18 West of the United States Military Lands, and being a portion of Lot 7 of the Partition of John F. Longman of record in Franklin County Court of Common Pleas Complete Record 64, page 107, and being a **0.019 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-060164** as conveyed to **Liggett Limited Partnership, an Ohio Limited Partnership** (hereafter referred to as "Grantor") by the instrument filed as **Official Record volume 30715, page I19** (all document references are to the records of Franklin County unless otherwise stated), and being more particularly described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

COMMENCING FOR REFERENCE at a 1" iron pin set in a monument box assembly at the northwest corner of the Grantor, the northeast corner of Hudson Manor as recorded in Plat Book volume 16, page 19, and being at an angle point in the centerline of right-of-way of Hudson Street;

Thence along the westerly line of the Grantor and the easterly line of the said Hudson Manor, **South 03 degrees 33 minutes 34 seconds West for a distance of 30.00 feet** to a point on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 11 of the said Hudson Manor, and being the northeast corner of that tract as conveyed to Darlene Davis by the instrument filed as Instrument Number 201804160049656, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 80+80.05, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence crossing through the lands of the Grantor and along the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 11 minutes 03 seconds East for a distance of 100.00 feet** to a point (being referenced by a 1" iron pin found bearing North 11 degrees 15 minutes 35 seconds East a distance of 0.18 feet), said point being on the easterly line of the Grantor, at the northwest corner of Lot 27 of Maple View as recorded in Plat Book volume 7, page 414, and being at the northwest corner of the tract conveyed to Wayne Martin by the instrument filed as Instrument Number 200504070065033, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 81+80.19;

Thence along the said easterly line of the Grantor, the westerly line of the said Lot 27, and the westerly line of the said Wayne Martin tract, **South 11 degrees 15 minutes 35 seconds West for a distance of 9.41 feet** to a point being 39.33 feet right of the centerline of right-of-way of Hudson Street station 81+78.97;

Thence crossing through the lands of the Grantor, **North 79 degrees 54 minutes 07 seconds West for a distance of 12.18 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 81+66.86;

Thence continuing through the lands of the Grantor, **North 86 degrees 50 minutes 43 seconds West for a distance of 86.63 feet** to a point on the Grantor's westerly line, on the easterly line of the said Lot 11, and on the easterly line of the said Darlene Davis tract, said point being 39.00 feet right of the centerline of right-of-way of Hudson Street station 80+80.23;

Thence along the said westerly line of the Grantor, the said easterly line of Lot 11, and the said easterly line of the Darlene Davis tract, **North 03 degrees 34 minutes 13 seconds East for a distance of 9.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.019 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.019 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-060164**.

Prior instrument of record as of this writing recorded in **Official Record volume 30715, page I19**, in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route 71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

Andrew T. Jordan
Registered Professional Surveyor No. 8759

Date